

# **\$2,200,000 - 30 Via Jacobea, San Clemente**

MLS® #OC22257947

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## **\$2,200,000**

6 Bedroom, 5.00 Bathroom, 3,756 sqft  
Residential on 0 Acres

Catania (CATN), San Clemente,

This move-in-ready, turn-key, upgraded home w/ Solar displays style, beauty, space, & absolute privacy in the posh, Talega gated Catania community, nestled in the hills of San Clemente. Light, bright & open main level welcomes you w/a formal foyer. Enjoy prim living room w/inviting fireplace conveniently leading to elegant dining room. Over-sized family room, w/additional cozy fireplace, opens directly to kitchen which is complete w/a charming breakfast nook, pantry, rich cabinetry, stone countertops & huge center island! High-end, SS appliances include six-burner cooktop w/ grand vent hood, Sub-Zero refrigerator, dual ovens & much more. Beautiful doors lead to the backyard from the kitchen, where youâ€™ll find custom hardscaping & mature landscaping- provide extreme curb appeal on this 8,500sq.ft. lot that backs up to quiet hillside w/no properties located behind it! Scenic stone pathways, built-in BBQ island w/ custom dining pavilion- all complimented by a stunning pool & spa w/tranquil water feature. Views of the beautiful grounds are enjoyed from almost every room in this luxurious residence, which hosts spacious bedrooms (one located downstairs) & elegant baths in almost 3,800 sq. ft. of comfortable living space. The lower level is also home to a generously sized bonus room- providing a versatile gathering space w/yard access & private en-suite. Second-level primary suite will not disappoint! French doors lead to relaxing balcony where you can enjoy



the sound of silence. Primary en-suite features huge soaking tub, large walk-in shower w/gorgeous custom tile & dual vanities for plenty of individual space. Upstairs bedrooms are roomy & comfortable, sharing a tastefully updated & chic bathroom. Archways, designer tile & carpet flooring, updated ceiling fans & oversized laundry room w/cabinetry will make all your dreams come true. Custom driveway leads to attached 2-car garage w/built-ins & Epoxy flooring. Also, Rental Solar w/ Tesla. Landscaping & Hardscaping Front & Backyard, & Pool/ Jacuzzi w/additional landscaping completed in 2006. H2O Heater replaced in 2022. Exclusive Talega offers natural open space w/resort style living & tremendous amenities~including Vista Del Mar school, an 18-hole golf course, 4 community pools, 7 kids play parks, hiking trails, monthly community events, nearby shopping, & much more! Only mins away from downtown San Clemente, famous SoCal beaches & exceptional restaurants. Welcome Home to your Own Private Paradise by the sea!

Built in 2006

## Essential Information

MLS® #	OC22257947
Price	\$2,200,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,756
Acres	0.20
Year Built	2006
Type	Residential
Sub-Type	Single Family Residence
Style	Patio Home
Status	Closed

Listing Agent	Annika Godfrey
Listing Office	Coldwell Banker Realty

## Community Information

Address	30 Via Jacobea
Area	TL - Talega
Subdivision	Catania (CATN)
City	San Clemente
County	Orange
Zip Code	92673

## Amenities

Amenities	Call for Rules, Controlled Access, Management, Picnic Area, Playground, Pool, Security
Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Controlled Entrance, Door-Multi, Direct Access, Driveway, Garage, Gated, Paved, Private
# of Garages	2
Garages	Controlled Entrance, Door-Multi, Direct Access, Driveway, Garage, Gated, Paved, Private
View	Canyon, Hills, Mountain(s), Neighborhood, Pool, Trees/Woods
Has Pool	Yes
Pool	Community, In Ground, Private, Association
Security	Prewired, Carbon Monoxide Detector(s), Gated Community, Smoke Detector(s)

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Landscaped, Near Park, Paved, Secluded, Sprinkler System, Yard
Windows	Custom Covering(s), Double Pane Windows, Plantation Shutters, Stained Glass, Shutters

## Interior

Interior	Carpet, Stone, Tile, Vinyl, Wood
Interior Features	Built-in Features, Balcony, Ceiling Fan(s), Crown Molding, Cathedral Ceiling(s), High Ceilings, Open Floorplan, Pantry, Stone Counters, Recessed Lighting, Storage, Bedroom on Main Level, Dressing Area, Entrance Foyer,

	Jack and Jill Bath, Primary Suite, Walk-In Pantry, Walk-In Closet(s)
Appliances	6 Burner Stove, Built-In Range, Barbecue, Double Oven, Dishwasher, Freezer, Gas Cooktop, Disposal, Gas Oven, Gas Range, Microwave, Refrigerator, Range Hood, Vented Exhaust Fan, Water Heater
Heating	Central, Solar
Cooling	Central Air, Dual
Fireplace	Yes
Fireplaces	Dining Room, Family Room, Living Room
# of Stories	2
Stories	Two

### School Information

District	Capistrano Unified
Elementary	Vista Del Mar
Middle	Vista Del Mar
High	San Clemente

### Additional Information

Date Listed	February 17th, 2023
Days on Market	43
Short Sale	N
RE / Bank Owned	N

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